082.0	0007	0001.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 226,800 / 226,800
					USE VALUE: 226,800 / 226,800
					ASSESSED: 226,800 / 226,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORPORATION OF
Owner 2:	ARLINGTON/MANAGEMENT OFFICE
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC NAMARA ROBERT W-MARY L -
Owner 2:	-
Street 1:	109 FOLLEN RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1491 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.000	113,400		113,400	226,800
Total Card	0.000	113,400		113,400	226,800
Total Parcel	0.000	113,400		113,400	226,800

Source: OverRide | Total Value per SQ unit /Card: 152.09 | /Parcel: 152.09

Legal Description

User Acct 51598

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/27/18

!6726!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0007-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	113,400	0	.	113,400	226,800		Year end	12/23/2021
2021	104	FV	113,400	0	.	113,400	226,800		Year End Roll	12/10/2020
2020	114	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	12/18/2019
2019	114	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	1/3/2019
2018	104	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	12/20/2017
2017	104	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	1/3/2017
2016	104	FV	113,400	0	.	113,400	226,800	226,800	Year End	1/4/2016
2015	104	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:22:33

LAST REV

Date	Time
06/08/21	11:07:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6726

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NAMARA ROBER	33564-458		8/24/2001	Family	470,000	No	No		
	9705-435		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	51598
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2017	746	Siding	17,000	C				
7/8/2005	592	Re-Roof	4,645			G7	GR FY07	
12/20/2000	944	Redo Bat	15,000	C				REDO BATHS AND KIT

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
2/26/2009	Measured	372	PATRIOT
1/4/2002	Other Change	PM	Peter M
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		10330		Sq. Ft.	Site		0	70.	0.67	6			Topo	-5					485,382						485,400	

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	485,382	Spl Credit		Total:	485,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298406
Depreciation:	257226
Depreciated Total:	41180

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 2 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	
Totals			
2	8	2	

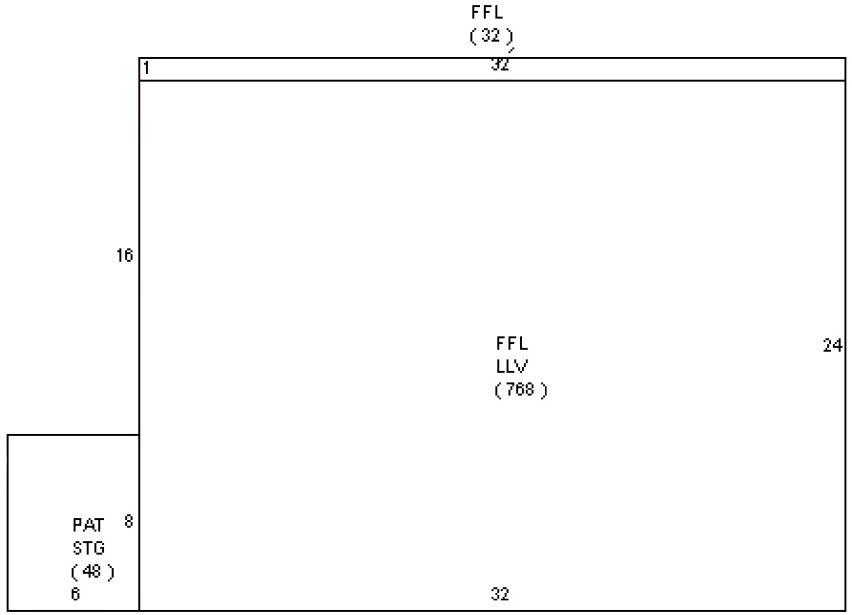
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	24.76
Final Total:	41200	Val/Su SzAd	51.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	134.990	107,989
LLV	Lower Level	768	101.750	78,141
PAT	Patio	48	6.000	288
STG	Storage	48	10.170	488

Net Sketched Area: 1,664 | Total: 186,906

Size Ad 800 | Gross Area 1664 | FinArea 1491

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		

IMAGE

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0007-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1960	0.00	T	40	114						

More: N | Total Yard Items: | Total Special Featues: | Total: